

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260387
Site Address:	58 Finchampstead Road, Wokingham, RG40 2NS
Expiry Date:	18 September 2026
Site Visit Date:	Made for original application (16/09/24)
Proposal: Application to vary condition 2 of planning consent 241828 for the proposed erection of 4no detached dwelling houses following demolition of the existing dwelling and associated outbuildings. Condition 2 refers to the approved details and the variation is to allow for alterations to fenestration, garage roof form and first floor dormers, plus replacement of a brick plinth feature.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB06 – Development of Private Residential Gardens TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB25 – Archaeology TB26 – Buildings of Traditional Local Character and Areas of Special Character
Wokingham	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy

Borough Local Plan Update (LPU)	SS3 – Development within or adjacent to major and modest settlements SS10 – Meeting our housing needs CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging H1 – Housing mix, density and standards H3 – Affordable Housing H12 – Development of Private Residential Gardens FD1 – Development and Flood Risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows NE5 - Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity DH5 – The historic environment DH6 – Archaeology HC5 – Environmental protection HC6 – Air pollution and air quality HC7 – Light pollution HC8 – Noise pollution HC9 – Contaminated land and water
Other	Borough Design Guide Supplementary Planning Document Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
260662	Application for submission of details to comply with the following condition of planning consent 241828 dated 24.10.2025. Condition 4 relates to round and building levels, 5 to details of boundary walls and fences, 6 to landscaping, 8 to protection of trees, 10 to construction method statement, 12 to remediation, 20 to future homes standard, 21 to water standards, 22 to CEMP, 23 to external lighting, 24 to LEMP, 25 to biodiversity enhancements, 26 to reptile mitigation method statement.	Split decision 10/09/26
241828	Full application for proposed erection of 4no detached dwelling houses following demolition of the existing dwelling and associated outbuildings.	Approved 24/10/25

CONSULTATION RESPONSES

Internal

WBC CIL - The proposed development will be liable for CIL as it involves the creation of dwelling

External

None consulted.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

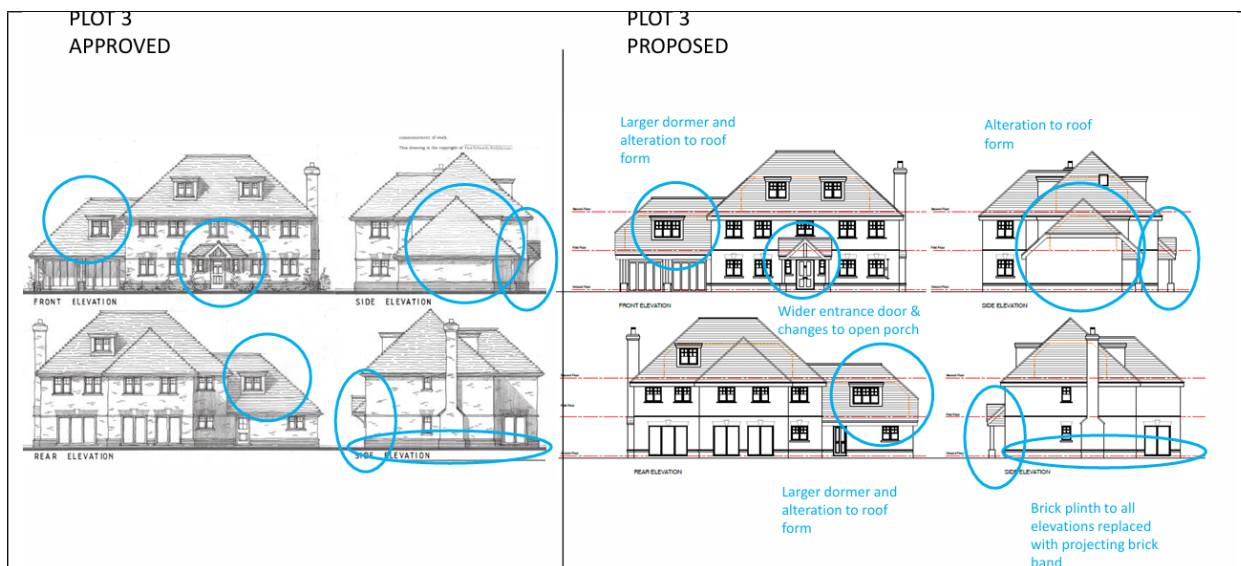
The application site is a parcel of land (approx. 0.5 ha) that contains a two-storey detached dwelling. It is situated along a narrow, private road. In the vicinity is a residential bungalow and to the south-west is a block of residential apartments (Eyre Court). To the north, is a railway line.

Proposal:

Planning permission was granted for the demolition of the existing dwelling on site and erection of 4 x detached dwellings. This proposed variation seeks to make amendments to condition 2 (approved plans). External design changes are proposed on all four of the dwellings and these are as follows, along with the applicant's justification:

- **Wider Entrance Doors-** To provide better access inc. for disabled users, as well as create a wider opening for moving furniture in and out.
- **Removal of plinth and introduction of projecting brick band-** Plinth removed due to long lead times with plinth bricks. Projecting brick introduced to add detailing to the elevations.
- **Changes to roof form over garages-** This is to increase head height in the rooms over the garages and to provide more useable space.
- **Changes to porches-** To work with wider entrance doors and to create more of a feature of them, especially with Plots 1 and 3 which will now have timber posts to the floor rather than timber brackets.
- **Wider dormer windows-** To allow more useable space and increase natural light and ventilation.

An example of the proposed changes on one of the plots is below:



Assessment:

Since the determination of the original application, a new version of the NPPF has been adopted (August 2026).

The principle of development was considered and accepted in the report for the original application. Officers see no reason for the LPA to adopt an alternative view on the principle of development, despite the change in NPPF, given the site is within defined settlement limits. As such, policy S4 of the NPPF applies and states that proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The balance of benefits and harms were weighed as part of the original application and are not considered to have been altered as a result of this s73 application which seeks for relatively minor design changes to the approved dwellings.

Furthermore, since the original application, the LPU has progressed. The examination hearing sessions have now concluded and the Inspectors issued a Post Hearings Letter on 4 August 2026.

The Inspectors have advised that, at this stage, the Plan is likely to be capable of being found sound and legally compliant, subject to the preparation, consultation and consideration of Main Modifications, together with updated Sustainability Appraisal and Habitats Regulations Assessment work. The Inspectors make clear that their conclusions remain subject to consultation on the Main Modifications and consideration of any representations received before a final report is issued. Notwithstanding this, moderate weight can be attributed to the principles in the plan.

This application (and assessment) will only focus on the proposed changes in the development and their impact on relevant material considerations.

Design/ Character of the Area:

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the

amenities of adjoining land uses and occupiers. Policy DP3(1) of the NPPF states that 'Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings'.

Whilst the amendments would see an overall increase in built form (due to porch alterations, increase in roofspace above the garage and increase in width of rear dormer), in the context of the overall scale and proportions of the approved dwellings, the changes are not considered to result in substantial harm. The site has limited visibility in terms of a wider streetscene context due to being located down a private track, and the design alterations are considered to suitably integrate with the design and form of the approved dwellings.

The change from brick plinths to brick band is acceptable and will still provide some façade detailing which is welcomed.

Neighbouring amenity

Policy CP3 of the Core Strategy states that development should not have an adverse impact on neighbouring properties.

The proposed increase in width of the rear dormers to the front and rear (above garage) would increase the amount of outlook that would serve that room (bedroom). Given the proximity of the site from neighbours with no direct outlook from the dormers onto neighbouring properties, the increase in dormer width would not result in harm.

The height/ bulk of the garage roofs are also to increase. The garage for plot 1 would sit adjacent to 58a Finchampstead Road. Whilst the roof form would be amended with some additional bulk, this is relatively modest and combined with retaining the approved separation distance with this neighbour, it will not result in substantial level of harm in terms of overbearing impacts.

Other Matters:

Material considerations:

The proposed external design changes will not result in adverse impact in terms of the other material considerations originally considered in the original application and no new material considerations have emerged under this application.

Conditions

Since the original application was determined, pre-commencement (and other conditions requiring details to be submitted) attached to the original permission have been discharged (conditions 4, 5, 6, 8, 10, 12, 22, 23, 24, 25 and 26) As such, where details have been satisfied, compliance conditions will be attached to this new permission, as opposed to re-attaching conditions that require further details to be submitted.

S106 agreement

A s106 agreement was completed under the original application to make contributions towards SANG/ SAMM as mitigation for the proposal on the Thames Basin Heath Special Protection Area (as per policy CP8 of the Core Strategy). The s106 states that the agreement covers any subsequent applications made under s73 of the Act:

"Planning Permission" the planning permission granted pursuant to the Planning Application permitting the carrying out of the Development and shall include any subsequent permissions granted under Section 73 of the Act.

Accordingly, the s106 obligations will carry across to this new permission, without the need for a new standalone s106 agreement or form of deed of variation.

Conclusion:

The proposal represents modest and non-harmful amendments to the original scheme and as such is recommended for approval.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	APPROVE with condition 2 varied and conditions 4, 5, 6, 8, 10, 12, 22, 23, 24, 25 and 26 amended to compliance conditions. The S106 agreement attached to original permission is still in force, and it applies to this s73 application
Date:	15 September 2026
Earliest date for decision:	12 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	15/09/26

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 5

#	NAME
1	Within South Wokingham Strategic Development Location
2	Outside Development Locations
3	Within Major Development Locations
4	Within Major Development Locations
5	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Strategic Development Locations | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Strategic Development Location	South Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone
2	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Green Infrastructure Routes Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Green Route

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
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1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.
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Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 3

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.
2	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.
3	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 3

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES
2	All works exceeding 150 metres (492.1 feet)	YES	YES
3	All works exceeding 150 metres (492.1 feet)	YES	YES

Network Rail Railway Consultation Zone | Total count: 1

#	FEATURE_TYPE
1	Network Rail Estate (inferred)

Submitted Sites Live | Total count: 1

#	SITE_REF	LUPP	ADDRESS
1	5WK006	Housing (C3 Planning Use Class).	Land south of Gipsy Lane

Flood Zones | Total count: 5

#	flood_zone
1	Flood Zone 2
2	Flood Zone 2
3	Flood Zone 2
4	Flood Zone 2
5	Flood Zone 3

Water Network Watercourse Consultation Zone | Total count: 4

#	watercourseName	form
1	<i>No data</i>	lake
2	<i>No data</i>	lake
3	<i>No data</i>	inlandRiver
4	<i>No data</i>	inlandRiver

Risk of Flooding from Surface Water | Total count: 3

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 30 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 100 year risk extent
3	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 9

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Bat survey required for planning applications that involve roof modification or demolition.	XZ899	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	YA899	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	YD902	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	YE901	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	YE902	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	YF901	Ecology Officer, Green Infrastructure Team
7	Bat survey required for planning applications that involve roof modification or demolition.	YF902	Ecology Officer, Green Infrastructure Team
8	Bat survey required for planning applications that involve roof modification or demolition.	YF903	Ecology Officer, Green Infrastructure Team
9	Bat survey required for planning applications that involve roof modification or demolition.	YH903	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development
2	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer
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Landfill Gas Consultation Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Landfill Gas Consultation Zone	1

SSSI Impact Risk Zones | Total count: 3

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000430000&es=11404&location=480783,167810%20(IRZ%20polygon%20centre)
2	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&es=11404&location=475984,168857%20(IRZ%20polygon%20centre)
3	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000430000&es=11401&location=482386,169164%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Holme Green Pastoral Sandy Lowland

Tree Preservation Orders Served or Confirmed | Total count: 3

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
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1	TPO-0281-1985	Single	Confirmed
2	TPO-0281-1985	Single	Confirmed
3	TPO-0281-1985	Single	Confirmed

Archaeological Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Archaeological Site	59

Wards | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wescott Ward	0 m

Parishes | Total count: 1

#	Name of area	Closest Approximate Distance
1	Wokingham CP	0 m